



# **Yuma Valley Planning Area Citizen Advisory Group Report**



Planning Section  
Yuma County Department of Development Services  
September 2009

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## ***Yuma Valley Planning Area Citizen Advisory Group Report*** **Executive Summary**

The Yuma Valley Advisory Group Report represents the fifth of ten citizen reports that will be prepared by Long Range Planning Staff in an effort to update the Yuma County 2010 Comprehensive Plan (Plan). Since its adoption in December 2001, the Plan has been amended numerous times, but it has not been the subject of a detailed citizen review. In the summer of 2006, a new edition of the Comprehensive Plan was published, compiling amendments from 2002 through June 2006. At this time, it was determined that staff should take the Plan back to the citizens in each of the Planning Areas and Sub-Regional Planning Areas to determine if the Plan needs updating to meet current and future needs. This Plan update will be a valuable precursor to the efforts by Yuma County staff to develop the Yuma County 2020 Comprehensive Plan for adoption by the end of 2010. Figure 3 on page 7 outlines the Plan update process.

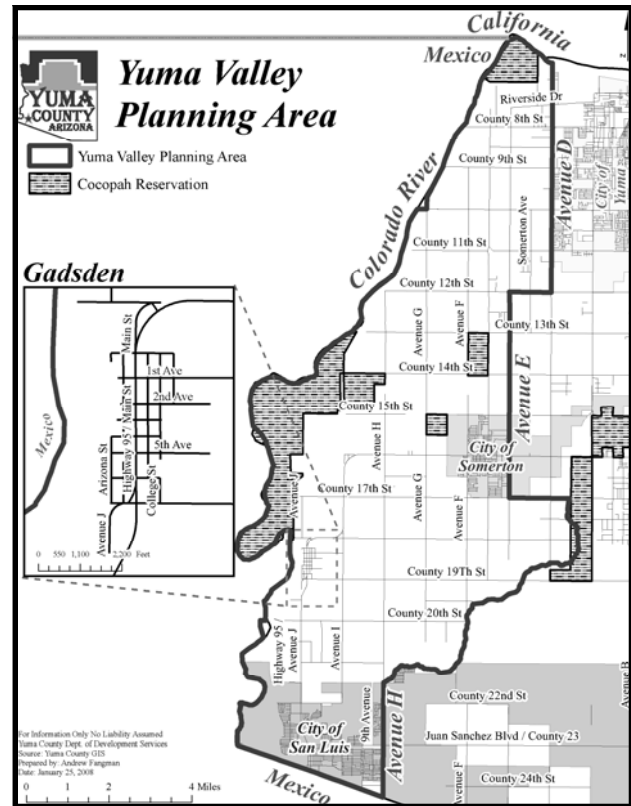


Figure 1: Yuma Valley Planning Area

The update of the Yuma County 2010 Comprehensive Plan for the Yuma Valley Planning Area began with the publication of a background study in October 2008. The background study examined demographic, housing, and economic development trends in the planning area between 2000 and 2008. A copy of the Yuma Valley Planning Area Background Study can be obtained online at <http://www.co.yuma.az.us/dds/studies.htm>.

On January 14, 2009, a community meeting for the Yuma Valley Planning Area was held at the Gadsden Elementary School in Gadsden, Arizona. Approximately 62 area residents attended the community meeting. At this meeting, a synopsis of the background study was presented and residents identified a wide variety of issues and ideas that they felt were important to the future of the area.

A Citizen Advisory Group (CAG) made up of residents of the planning area was formed to review the Comprehensive Plan and to provide information and comments to be utilized in the process of updating the Plan in the Yuma Valley Planning Area. Membership in the CAG was composed of area residents who volunteered at the community meeting to participate in a series of meetings that would review the Plan as it affects this planning area. The Planning staff used nominal group techniques to derive information, set priorities and build consensus among the members of the CAG. This effort led to this report and the recommended changes contained in it to improve the Plan.

## ***Yuma Valley Planning Area Citizen Advisory Group Report***

### **Executive Summary**

A series of four CAG meetings were held between March and June of 2009. At these meetings, the CAG members reviewed the goals, objectives and policies of the Plan and the following elements of the Plan: Land Use, Open Space & Recreational Resources, Circulation, Environmental, Water Resources, Safety and Housing. The CAG made recommendations proposing changes to each of the elements. Staff then compiled the recommended changes into an amendment format that could be reviewed by county decision makers for possible action to update the Plan.

The Yuma Valley Planning Area is a rural area that is surrounded to the west, northwest, and north by the incorporated communities of San Luis, Somerton, Yuma, and includes the various units of the Cocopah reservation. The 2000 U.S. Census reported a population of 24,500 people living within the boundaries of the planning area. 3,517 people live in the unincorporated portion of said area and as such are under the planning jurisdiction of Yuma County. Of the 3,517 people who live within the unincorporated portion of the planning area, 75.7% classify themselves as Hispanic. This is 25.2% more than the percentage of Yuma County as a whole, where 50.5% of people classify themselves as Hispanic. Proportionally, a higher percentage of people identifying themselves as Hispanic live in the Yuma Valley Planning Area than do in Yuma County and Arizona as a whole. Compared to Yuma County and the State of Arizona, the Yuma Valley Planning Area has a younger population proportionally of people ages 5 to 24.

The CAG felt that the retention of agricultural lands should be kept as a priority and recommended adding new goals, objectives, and policies that support the retention of agricultural activities within prime agricultural lands found in the Yuma Valley Planning Area. Additionally, the CAG came to a consensus of the need to improve and maintain streets within the Drysdale area, County 14<sup>th</sup> Street, County 15<sup>th</sup> Street, County 12<sup>3/4</sup> Street and County 12<sup>1/2</sup> Street, should be kept a top priority. Other needs and issues that the CAG wanted to see identified in the Plan include: The construction of a community center in the township of Gadsden; promoting more open spaces and recreational uses along the Colorado River; the development and/or expansion of the local area transit system (YCAT) to accommodate the transportation needs of the residents of the planning area; the identification and support of grants necessary for infrastructure improvements in concentrated population pockets, like the Drysdale area and the Wall Lane area; and to support improvements and expansion to emergency services where a large number of population pockets exist in the Yuma Valley Planning Area.



Figure 2: CAG Members

***Yuma Valley Planning Area Citizen Advisory Group Report***  
**Overview of Planning Area Update Process**

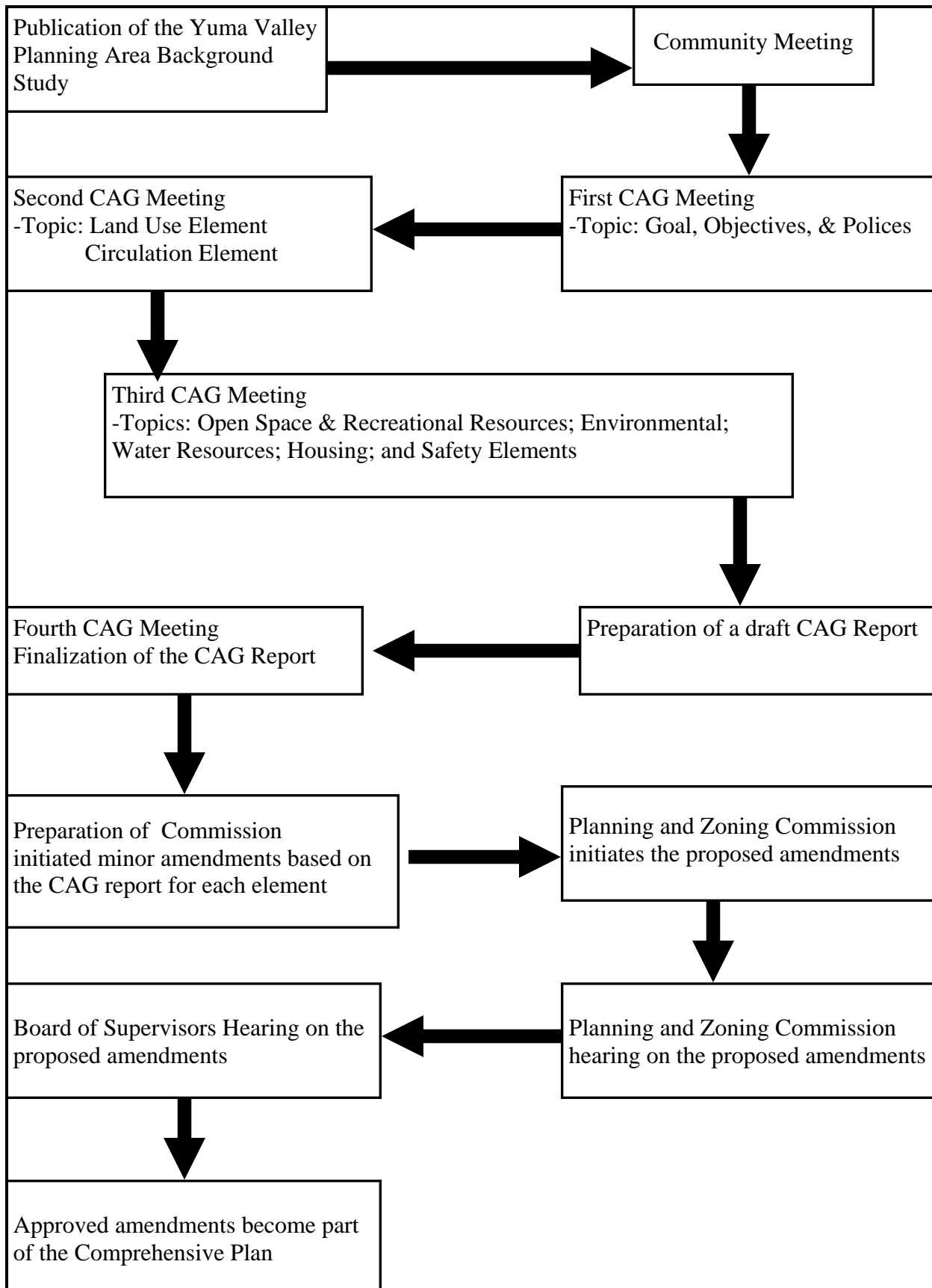


Figure 3: Planning Area Update Process

## **Community Meeting, January 14, 2009**

On January 14, 2009, Planning staff hosted a community meeting for the Yuma Valley Planning Area which was held at Gadsden Elementary School in Gadsden, Arizona. Approximately 62 area residents attended the community meeting. The agenda for the community meeting can be found in Appendix A on page 33.

The purpose of the community meeting was to gather issues of concern to the residents of the planning area. The meeting was also held so that residents who would be interested in serving on the Citizen Advisory Group could be identified. The planning area update process was explained to the public at this meeting.

## **Presentation of the Background Study**

The community meeting began with a presentation of the Yuma Valley Planning Area Background Study. The background study contains information regarding demographics, land use, and economic development in the planning area.

The total population of the planning area is 3,517, of which 75.7% classify themselves as Hispanic. This is 25.2% more than the percentage of Yuma County as a whole, where 50.5% of people classify themselves as Hispanic. Compared to Yuma County and the State of Arizona, the planning area has a younger population proportionally of people ages 5 to 24.

Since 2001, eleven amendments to the Yuma County 2010 Comprehensive Plan to change the land use designation have been approved in the planning area. Together, the eleven approved amendments changed the land use designation on a total of 25 acres. Only 8.84 acres of land designated Agriculture/Rural Preservation changed to a residential designation; changes to Commercial or to Transportation, Communications and Utilities make up the remaining 16.16 acres that was subject to a change in land use designation. This is an indication of success on a major goal of the Plan. The conversion of prime, irrigated farmland to residential uses has not occurred at a significant rate.

## **Breakout Groups**

The community meeting was divided into three breakout groups. The topics of these three groups were: Land Use, Transportation/infrastructure, and Community Facilities. A county staff member facilitated discussion on each of these topics, during which residents voiced their concerns and ideas. The issues raised by area residents were recorded on large sheets of paper. These were used in an exercise later in the meeting in which residents would use dot stickers to indicate which issues they felt were the most important to the area.



## **Breakout Groups**

The breakout group exercise revealed that residents in attendance at the community meeting believe that two closely related issues were the most important in the planning area: To improve and maintain County 14<sup>th</sup> and County 15<sup>th</sup> Streets between Avenue E and Avenue F; and to improve and maintain County 12¾ Street, County 12½ Street and the primitive roads within the Drysdale community.

<i>Comments</i>	<i># of Dots</i>
<b>Land Use</b>	
Keep agricultural lands as a priority.	1
Properties along Highway 95 in Gadsden should be part of a commercial corridor.	5
Do not want to see commercial uses in Gadsden.	7
Promoting more open spaces/rec uses along Colorado River.	3
More leniency on developing commercial uses on substandard lots.	2
<b>Transportation</b>	
Maintenance of streets in Gadsden	8
Street lights on County 12½ Street & Somerton Avenue	4
Dust from canal roads.	0
Improve and maintain County 14th and County 15th Street between Avenue A and Avenue F	64
Improve and maintain Somerton Avenue and Wall Lane	0
Crosswalks in Gadsden (for school)	1
Improve Lorena Street, 6th Avenue, College Street to alleviate flooding issues.	0
Improve County 12¾ Street, County 12½ Street and Drysdale Lane	64
Restrict access to canal roads adjacent to Gadsden	0
Block road in Drysdale Lane area and County 12½ Street	0
More YCAT and Park and Ride Stops in Gadsden.	0
<b>Community Services</b>	
Water quality: color, smell, sand gravel, private company, Gadsden and Wall Lane	6
We need a community center for Gadsden	13
Bring natural gas to Gadsden	0
Grant money for Wall Lane for septic and water systems	0
Street lights (County 12½ Street and Somerton Avenue)	4
More police enforcement	2

Table 1: Comments from the Community Meeting

## **Chapter 3—Goals, Objectives, and Policies**

The goals, objectives, and policies contained in Chapter 3 are the foundation upon which the rest of the Yuma County 2010 Comprehensive Plan is based. Achieving these goals is the focal point of the individual elements of the Plan.

Chapter 3 defines a *goal*, an *objective*, and a *policy* as follows:

- **Goal:** An end toward which county activities are directed. A goal is abstract, not fully measurable and broadly addresses an outcome identified in the Yuma County 2010 Comprehensive Plan.
- **Objective:** A specific target which supports the stated goal.
- **Policy:** A statement prescribing a specific course of action to implement a stated objective.

### **March 4, 2009 Meeting**

Planning staff hosted a meeting of the Yuma Valley Planning Area Citizen Advisory Group to discuss Chapter 3-Goals, Objectives and Policies on March 4, 2009 at the Yuma County Department of Development Services.

Twenty-three members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix B starting on page 36.



*Figure 4: CAG Members*

## **Meeting Conclusions**

Staff reviewed all comments received from the public at the community meeting and selected all the issues and ideas that could be addressed under Chapter 3. Suggested modifications to Chapter 3 to address each issue raised at the community meeting was then prepared by staff. These suggested modifications are shown in Table 2 on the following pages.

This table of suggested changes to the Plan was the basis of discussion for the first CAG meeting. The CAG reviewed and discussed each issue raised at the community meeting and the suggested modifications to the goals, objectives, and policies associated with it. A consensus on whether to accept, reject, or modify the suggested changes was then reached. Changes on which a consensus was reached on recommending are shown in the right-hand column of Table 2 on pages 11 to 13.

**Yuma Valley Planning Area Citizen Advisory Group Report**  
**Goals, Objectives, and Policies**

Comments From Community Meeting	Citizen Advisory Group's Recommended Changes
Keep agricultural lands a priority.	<p>Change Pages 3-11 through 15 under Yuma Valley Sub-Regional Planning Area as follows:</p> <p><b>Goal (existing): Sustain Agriculture and Rural Character.</b></p> <p>Objective: Enhance and optimize the productivity of prime agricultural lands.</p>
Properties along Highway 95 in Gadsden should be part of a commercial corridor.	<p><i>Objective (new): Adopt policies that support retention of agricultural activities on prime agriculture lands and associated activities.</i></p> <p><i>Policy (new): Yuma County will support land use designations and policies that promote parcel sizes from five to forty acres in size in prime agricultural lands in order to maintain the current agriculturally compatible rural style of development.</i></p>
Do not want to see commercial uses in Gadsden.	<p><b>Goal (existing): Support Economic Development Through Land Use Planning.</b></p> <p><i>Objective (new): To promote economic development within key areas of the Yuma Valley.</i></p>
Promoting more open space recreational uses along Colorado River.	<p><i>Policy (new): Yuma County will encourage commercial and/or industrial corridors along transportation corridors and where there is adequate infrastructure in place.</i></p> <p><b>Goal (existing): Advocate Open Space and Recreational Resource Development:</b></p>
More leniencies on developing commercial uses on substandard lots.	<p><i>Objective (new): Create recreational opportunities along the Colorado River corridor without negatively impacting the natural environment.</i></p> <p><i>Policy (new): Yuma County will work with local residents, local government, state and federal agencies, to identify opportunities for the development of recreational facilities within the Colorado River corridor.</i></p> <p><b>Goal (existing): Support Economic Development Through Land Use Planning:</b></p> <p><i>Policy (new): Yuma County will support the adoption of County ordinances and regulations to address pre-ordinance nonconforming commercial lots in the Gadsden area to encourage economic development.</i></p>

Table 2: Citizen Advisory Group Recommended Changes to Chapter 3

**Yuma Valley Planning Area Citizen Advisory Group Report**  
**Goals, Objectives, and Policies**

Comments From Community Meeting	Citizen Advisory Group's Recommended Changes
Maintenance of streets in Gadsden	<p>Change Pages 3-18 under Yuma Valley Sub-Regional Planning Area as follows:</p> <p><b>Goal (existing): Strengthen Rural Transportation System:</b></p> <p><i>Objective (new): The development of all weather access to and within subdivisions and residential areas that are currently lacking such.</i></p> <p><i>Policy (new): Working with area residents, Yuma County will identify neighborhoods and residential areas that do not currently have all weather access.</i></p> <p><i>Policy (new): Neighborhoods and residential areas lacking adequate all weather access will be noted in the Comprehensive Plan.</i></p> <p><i>Policy (new): Working with area residents, Yuma County will identify and note in the Comprehensive Plan what specific actions need to be taken to provide adequate all weather access to the identified neighborhoods and residential areas.</i></p> <p><i>Policy (new): Working with area residents, Yuma County will identify all possible funding mechanisms for the identified road improvements</i></p> <p><b>Goal (existing): Develop Multi-Modal Transportation Systems:</b></p> <p><b>Objective (existing):</b> Encourage efficient multi-modal and alternative modes of transportation based on regional needs and are coordinated with jurisdictional plans.</p> <p><b>Policy (existing):</b> Yuma County will encourage the reduction of private automobile usage and promote the use of public or multi-modal transportation facilities.</p> <p><i>Policy (new): Yuma County will work with local area transit systems to develop new routes addressing the transportation needs of residents of the Yuma Valley.</i></p>
Street lights on County 12½ Street & Somerton Avenue	
Dust from canal roads	
Improve and maintain County 14 <sup>th</sup> Street and County 15 <sup>th</sup> Street between Avenue E and Avenue F	
Improve and maintain Somerton Avenue and Wall Lane	
Crosswalks in Gadsden (for school)	
Improve Lorena Street, 6 <sup>th</sup> Avenue, College Street to alleviate flooding issues	
Improve County 12¾ Street, County 12½ Street and Drysdale Lane	
Restrict access to canal roads adjacent to Gadsden	
Road blocked in the Drysdale Lane Area and County 12½ Street vicinity	
More YCAT and Park and Ride Stops in Gadsden	

Table 2: Citizen Advisory Group Recommended Changes to Chapter 3

**Yuma Valley Planning Area Citizen Advisory Group Report**  
**Goals, Objectives, and Policies**

Comments From Community Meeting	Citizen Advisory Group's Recommended Changes
Water quality: color, smell, sand gravel, private company, Gadsden and Wall Lane	<p>Change Page 3-23 under Yuma Valley Sub-Regional Planning Area as follows:</p> <p><b>Goal (existing): Support Existing Water Resources Plans &amp; Programs</b></p>
We need a community center for Gadsden	<p>Objective (<b>existing</b>): Encourage protection and enhancement of future renewable water and groundwater supplies within the framework of state and federal laws, regulations and guidelines.</p> <p>Policy (<b>existing</b>): Yuma County will require compliance with Arizona Department of Water Resources rules and regulations.</p>
Bring natural gas to Gadsden.	<p>Change Page 3-11 under Yuma Valley Sub-Regional Planning Area as follows:</p>
Grant money for Wall Lane for septic and water systems	<p><b>Goal (new): Improve Infrastructure, Public Facilities and Services.</b></p> <p>Objective (<b>existing</b>): Identify infrastructure needs to improve deficient and/or lacking public services.</p>
Street lights (County 12½ Street and Somerton Avenue)	<p>Policy (<b>new</b>): <i>Yuma County will work with area residents to identify and support the application for grants that could be used to improve water and wastewater infrastructure in concentrated population pockets such as the Drysdale area and the Wall Lane area.</i></p> <p>Policy (<b>new</b>): <i>Yuma County will work with area to identify and support the application for grants that could be used to construct a community center in the Gadsden.</i></p> <p>Change Page 3-25 under Yuma Valley Sub-Regional Planning Area as follows:</p>
More police enforcement (more hours)	<p><b>Goal (existing): Support and Enhance Existing Emergency Plans &amp; Programs:</b></p> <p>Objective (<b>existing</b>): Implement specific measures to improve emergency response and mitigation efforts:</p> <p>Policy (<b>new</b>): <i>Yuma County will support the improvement of emergency services in rural areas where a larger number of population pockets exist throughout the Yuma Valley that have experienced growth.</i></p>

Table 2: Citizen Advisory Group Recommended Changes to Chapter 3

## **Chapter 4D—Yuma, Foothills, & South County Planning Area-Land Use Element**

Chapter 4D includes *Map 4B Comprehensive Plan Land Use Designations* which depicts the land use designations for the planning area. The Land Use Element is critical to providing guidance for future growth and development in the County. Specific intentions and functions of the Land Use Element include: Representing countywide interests in where land uses should be located as well as the evolution of land use patterns; setting forth the general categories, distribution, location and extent of land uses; and providing maps to illustrate the location and distribution of land use categories.



Figure 5: CAG Members

### **April 29, 2009 Meeting**

Planning staff hosted a second meeting of the Yuma Valley Planning Area Citizen Advisory Group to review additional changes to Chapter 3-Goals, Objectives & Policies related to the Yuma Valley Planning Area.. The CAG members also discussed Chapter 4D—Yuma, Foothills, & South County Planning Area-Land Use Element. The meeting was held at the Yuma County Department of Development Services. Ten members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix C starting on page 39.

## **Discussion on Changes**

Based on feedback received from CAG members at the first CAG meeting, staff prepared a revised table of proposed changes to Chapter 3. The CAG reviewed the revised changes of Table 2 and came to a consensus on the changes. Table 2, shown on previous pages, reflects all revised changes. There was a work session on the topic of potential changes to Chapter 4D.5E—Land Use Element as well as drawing sessions to the land use and zoning maps and a discussion and workshop on Chapter 6—Circulation element. A draft list of suggested modifications to Chapter 4D.5E was prepared by staff. The CAG members came to a consensus on the suggested modifications

### **Issues Identified by the CAG for Insertion into Chapter 4D:**

- **Commercial Parcels in Gadsden** – There was a consensus among the CAG members that all properties along Highway 95 in Gadsden should be designated as commercial. The widening of Highway 95 created many substandard parcels. CAG members also felt that Yuma County should support the adoption of ordinances and regulations to allow for easier development of these pre-ordinance non-conforming commercial parcels in the Gadsden area.
- **The Drysdale area** – The Drysdale area is an unincorporated community comprised of one to two acre properties that is designated Agricultural/Rural Preservation in the Plan. The land use densities and uses found in the Drysdale area do not fit within the Agriculture/Rural Preservation land use designation, however such densities and land use [designation] are pre-existing to the Plan. The CAG feels that the Drysdale area would be best served by a land use designation which supports land use densities from one to two acres in size (Suburban Density Residential).

### **Issues Identified by the CAG for Insertion into Chapter 6:**

- **Public Transportation** – CAG members agreed that the Yuma Valley currently lacks proper public transportation routes. Members agreed they would like to see YCAT stops throughout the Yuma Valley, specifically at County 12½ Street. Therefore, Yuma County should work with local area transit systems to develop new routes addressing the transportation needs of the Yuma Valley.
- **Maintenance of Primitive Roads** – There is need for Yuma County to review the development of a policy that would provide for maintenance of pre-existing primitive roads that provide access to inhabited parcels, to a standard that will provide all weather access to residents.



*Figure 6: Staff working with CAG members.*

## **Open Space & Recreational Resources Element**

The Open Space & Recreational Resources Element is contained in Chapter 5 of the Comprehensive Plan and addresses the following:

- Provide references to define open space.
- Review and inventory existing lands designated as open space and recreational resources.
- Address strategies to acquire and conserve open space and recreational resources.
- Outline plan criteria so the Yuma County Parks and Recreation Department can operate more effectively.

### **June 24, 2009 Meeting**

Planning Staff hosted a meeting of the Yuma Valley Planning Area CAG to discuss the Open Space & Recreational Resources Element on June 24, 2009 at the Department of Development Service. Fourteen members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 43.

### **Issues Identified by the CAG**

- The Hunter's Hole Restoration project along the Colorado River is dedicated to the revitalization of the native habitat and to reduce the number of illegal crossings and associated crime occurring across the international boundary with Mexico. The revitalization effort will enhance a 1,000 acre area under the auspices of the Yuma Crossing International Heritage Area and the Mexican government. The Plan currently designates the Hunter's Hole area as Rural Density Residential which is intended for 1 dwelling unit per 2 acres to 1 dwelling unit per 10 acres and allows for residential dwelling units in a rural environment. The CAG feels that the Hunter's Hole area, as well as all other government owned property along the Colorado River, would be best served by an Open Space & Recreational Resources or a Sensitive Areas & Resource Lands land use designation.
- CAG members also expressed interest in designating areas within or close to the Drysdale area to a land use designation that would promote the development of green areas (parks).



*Figure 7: Hunter's Hole.*



## **CAG Meetings**

The Yuma Valley Planning Area CAG discussed Chapter 6—Yuma Planning Area-Circulation Element on April 29, 2009 at the Department of Development Services.

Ten members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix C starting on page 39.

## **Circulation Element**

The Circulation Element is contained in Chapter 6 of the Comprehensive Plan and identifies existing transportation plans. Key issues and concerns originating from public participation are then addressed.

### **Discussion on the Circulation Element**

There was an open dialogue between staff and CAG members. CAG members had two major concerns regarding transportation issues in the planning area. These include:

- **Public Transportation** – CAG members agreed that the Yuma Valley currently lacks proper public transportation routes. Members agreed they would like to see YCAT stops throughout the Yuma Valley, specifically at the County 12½ Street and Highway 95 intersection. Therefore, Yuma County should work with local area transit systems to develop new routes addressing the transportation needs of the Yuma Valley.
- **Maintenance of Primitive Roads** – There is need for Yuma County to review the development of a policy that would provide for maintenance of pre-existing primitive roads that provide access inhabited parcels to a standard that will provide all weather access to residents.



Figure 8: A Primitive Road in the Drysdale Area

## **Proposed Section 6.7 Citizen Advisory Group's Recommended Transportation Improvements**

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In 2009, Citizen Advisory Groups composed of area residents for each planning area reviewed the Comprehensive Plan and made recommendations on updating it to reflect the concerns of area residents. The Citizen Advisory Groups were set up as part of a mid-decade review of the Plan. This process began with a town hall style community meeting. Each CAG also made recommendations on transportation improvement projects for their planning area. These recommendations should be considered when Yuma County offers input on the development of the Regional Transportation Plan and other transportation improvement plans. Full details of the CAG's recommendations can be found in the CAG report for each planning area.

### **Proposed Section 6.7 Yuma Valley Planning Area**

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- Maintenance of streets in Gadsden.
- Street lights on County 12½ Street & Somerton Avenue.
- Dust (inhibitor) control for canal roads.
- Improve and maintain County 14<sup>th</sup> and County 15<sup>th</sup> Street between Avenue E and Avenue F.
- Improve and maintain Somerton Avenue and Wall Lane.
- Crosswalks in Gadsden (for schools).
- Improve Lorena Street, 6th Avenue, and College Street to alleviate flooding.
- Improve County 12¾ St., County 12½ Street and Drysdale Lane.
- Restrict access to canal roads in the Gadsden Area.
- Blocked road in Drysdale Lane area and County 12½ Street.
- More YCAT and Park and Ride stops in Gadsden.



Figure 9: A Canal Road

## **Environmental Element**

The Environmental Element of the Comprehensive Plan is contained in Chapter 7. The stated purpose of the Environmental Element is to:

- Ensure compliance with existing State and Federal Environmental Laws, Regulations, and Executive Orders.
- Recognize the value and condition of existing natural resources in the County and their ecological value.
- Determine the extent to which development activities are required to comply with the goals, objectives and policies contained within The Plan.
- Promote the use of natural resources in the County in a manner that provides for continued economic viability.

## **Discussion on the Environmental Element**

The CAG members had no discussion on the Environment Element of the Yuma Valley Planning Area; however there were a few items that were presented during other discussions that fit within this category. These topics include dust control and community clean up days. These two items can be inserted into the Plan by adding a new section which will detail each as either a short term or long issue.

### **Short Term Issues**

- Community clean-up days. CAG members desire a County maintenance program that could help clean areas where there was a lot of debris. There need to be periodic community clean-up days in which a specific area is targeted for an organized clean-up by members of the community and assisted by County staff. Grants could help cover some of the costs associated with these type of events.

### **Long Term Issues**

- PM<sub>10</sub> (dust) control
- Tire burning



Figure 10: Illegal Dumping in the Yuma Valley Planning Area

## **Water Resources Element**

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The Water Resources Element is contained in Chapter 7A of the Comprehensive Plan and addresses the following:

- Authority to address water resource issues
- Existing water plans
- Existing conditions and trends
- Wastewater management

### **June 24, 2009 Meeting**

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A meeting of the Yuma Valley CAG to discuss the Water Resources Element was held on this date at the Department of Development Services. Fourteen members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 43.

## **Discussion on the Water Resources Element**

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The CAG members had no in depth discussion on the Water Resource Element of the Yuma Valley Planning Area; however there was a concern about poor quality due to the quality of water in the area, particularly in regards to the high mineral contents and the lack of any centralized sewage treatment facilities. These issues are identified below;

### **Issues Identified by the CAG**

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- The quality of drinking water, particularly in regards to high mineral content, needs to be addressed.
- The lack of any centralized sewage treatment facilities and dependency on individual septic tanks could contaminate the groundwater for areas located outside of Gadsden.

## **Safety Element**

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The Safety Element is contained in Chapter 7B of the Comprehensive Plan and overviews existing safety plans, assesses the nature of these hazards and lists projects and actions to minimize their impact. The Element does not address in-depth responder capabilities, specific procedures used in emergencies or detailed emergency operational strategies.

## **June 24, 2009 Meeting**

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The Yuma Valley Planning Area CAG met to discuss Chapter 7B-*Safety Element* of the Yuma County 2010 Comprehensive Plan on June 24, 2009 at the Department of Development Services. Fourteen members of the CAG and the TAC attended this meeting. A copy of the meeting agenda and meeting notes can be found in Appendix D starting on page 43.

## **Discussion on the Safety Element**

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CAG members who live in the Drysdale community expressed concern over public safety and would like to see more support from the Sheriff's office.

## **Issues Identified by the CAG**

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- Support the improvement of safety and emergency services in rural areas where a large number of population pockets exist.

## **New Housing Element**

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The County will include a new element to the Yuma County 2020 Comprehensive Plan. Staff took this opportunity to discuss any issues regarding housing in the planning area.

## **Discussion on the New Housing Element**

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Staff explained to the CAG members that a housing element is being proposed as a new addition to the Comprehensive Plan. The Housing Element would identify housing opportunities and deficiencies in Yuma County and ways that Yuma County can work with residents and other organizations and entities to assure the effective development of new housing opportunities, protect and enhance existing residential neighborhoods, and revitalize deteriorating areas to better accommodate the housing needs of Yuma County residents.

## **CAG Proposed Text Changes**

The following pages detail how the text of the Yuma County 2010 Comprehensive Plan would need to be modified in order to implement all the CAG recommended changes. These proposed changes are in strike-bold format. Text to be added is shown in bold and uppercase, like **THIS**. Text to be removed is shown with a line through it, like this.—Existing text is shown in normal font.

#### **4D Yuma Valley Planning Area**

<b>Goal :</b>	Sustain Agriculture and Rural Character
<b>Objective:</b>	<del>Enhance and optimize the productivity of prime agricultural lands.</del>
<b>OBJECTIVE:</b>	<b>ADOPT POLICES THAT SUPPORT THE RETENTION OF AGRICULTURAL ACTIVITIES ON PRIME AGRICULTURE LANDS AND ASSOCIATED ACTIVITIES.</b>
<b>POLICY:</b>	<b>YUMA COUNTY WILL SUPPORT LAND USE DESIGNATIONS AND POLICIES THAT PROMOTE PARCEL SIZES FROM FIVE TO FORTY ACRES IN SIZE IN PRIME AGRICULTURAL LANDS IN ORDER TO MAINTAIN THE CURRENT AGRICULTURALLY COMPATIBLE RURAL STYLE OF DEVELOPMENT.</b>
<b>Goal:</b>	Support Economic Development Through Land Use Planning
<b>OBJECTIVE:</b>	<b>TO PROMOTE ECONOMIC DEVELOPMENT WITHIN KEY AREAS OF THE YUMA VALLEY.</b>
<b>POLICY:</b>	<b>YUMA COUNTY WILL ENCOURAGE COMMERCIAL AND/OR INDUSTRIAL CORRIDORS ALONG TRANSPORTATION CORRIDORS AND WHERE THERE IS ADEQUATE INFRASTRUCTURE IN PLACE.</b>
<b>Goal:</b>	Advocate Open Space and Recreational Resource Development.
<b>OBJECTIVE:</b>	<b>CREATE RECREATIONAL OPPORTUNITIES ALONG THE COLORADO RIVER CORRIDOR WITHOUT NEGATIVELY IMPACTING THE NATURAL ENVIRONMENT.</b>
<b>POLICY:</b>	<b>YUMA COUNTY WILL WORK WITH LOCAL RESIDENTS, LOCAL GOVERNMENT, STATE AND FEDERAL AGENCIES TO IDENTIFY OPPORTUNITIES FOR THE DEVELOPMENT OF RECREATIONAL FACILITIES WITHIN THE COLORADO RIVER CORRIDOR.</b>
<b>Goal:</b>	Support Economic Development Through Land Use Planning.
<b>POLICY:</b>	<b>YUMA COUNTY WILL SUPPORT THE ADOPTION OF COUNTY ORDINANCES AND REGULATIONS TO ADDRESS PRE-ORDINANCE NON CONFORMING COMMERCIAL LOTS IN THE GADSDEN AREA TO ENCOURAGE ECONOMIC DEVELOPMENT.</b>

*Yuma Valley Planning Area Citizen Advisory Group Report*  
**CAG Proposed Text Changes—Chapter 3-Goals, Policies, and Objectives**

Goal:	Strengthen Rural Transportation System:
<b>OBJECTIVE:</b>	<b>THE DEVELOPMENT OF ALL WEATHER ACCESS TO AND WITHIN SUBDIVISIONS AND RESIDENTIAL AREAS THAT ARE CURRENTLY LACKING SUCH .</b>
<b>POLICY:</b>	<b>WORKING WITH AREA RESIDENTS, YUMA COUNTY WILL IDENTIFY NEIGHBORHOODS AND RESIDENTIAL AREAS THAT DO NOT CURRENTLY HAVE ALL WEATHER ACCESS.</b>
<b>POLICY:</b>	<b>NEIGHBORHOODS AND RESIDENTIAL AREAS LACKING ADEQUATE ALL WEATHER ACCESS WILL BE NOTED IN THE COMPREHENSIVE PLAN.</b>
<b>POLICY:</b>	<b>WORKING WITH AREA RESIDENTS, YUMA COUNTY WILL IDENTIFY AND NOTE IN THE COMPREHENSIVE PLAN WHAT SPECIFIC ACTIONS NEED TO BE TAKEN TO PROVIDE ADEQUATE ALL WEATHER ACCESS TO THE IDENTIFIED NEIGHBORHOODS AND RESIDENTIAL AREAS.</b>
<b>POLICY:</b>	<b>WORKING WITH AREA RESIDENTS, YUMA COUNTY WILL IDENTIFY ALL POSSIBLE FUNDING MECHANISMS FOR THE IDENTIFIED ROAD IMPROVEMENTS.</b>
Goal:	Develop Multi-Modal Transportation Systems.
Objective:	Encourage efficient multi-modal and alternative modes of transportation based on regional needs and coordinated with jurisdictional plans.
Policy:	Yuma County will encourage the reduction of private automobile usage and promote the use of public or multi-modal transportation facilities.
<b>POLICY:</b>	<b>YUMA COUNTY WILL WORK WITH LOCAL AREA TRANSIT SYSTEMS TO DEVELOP NEW ROUTES ADDRESSING THE TRANSPORTATION NEEDS OF RESIDENTS OF THE YUMA VALLEY.</b>
Goal:	Support Existing Water Resources Plans & Programs.
Objective:	Encourage protection and enhancement of future renewable water and groundwater supplies within the framework of state and federal laws, regulations and guidelines.
Policy:	Yuma County will require compliance with Arizona Department of Water Resources rules and regulations.
<b>GOAL:</b>	<b>IMPROVE INFRASTRUCTURE, PUBLIC FACILITIES AND SERVICES.</b>
Objective:	Identify infrastructure needs to improve deficient and/or lacking public services.



***Yuma Valley Planning Area Citizen Advisory Group Report***  
**CAG Proposed Text Changes—Chapter 3-Goals, Policies, and Objectives**

<b>POLICY:</b>	<b>YUMA COUNTY WILL WORK WITH AREA RESIDENTS TO IDENTIFY AND SUPPORT THE APPLICATION FOR GRANTS THAT COULD BE USED TO IMPROVE WATER AND WASTEWATER INFRASTRUCTURE IN CONCENTRATED POPULATION POCKETS SUCH AS THE DRYSDALE AREA AND THE WALL LANE AREA.</b>
<b>POLICY:</b>	<b>YUMA COUNTY WILL WORK WITH AREA RESIDENTS TO IDENTIFY AND SUPPORT THE APPLICATION FOR GRANTS THAT COULD BE USED TO CONSTRUCT A COMMUNITY CENTER IN GADSDEN.</b>
<b>Goal:</b>	Support and Enhance Existing Emergency Plans & Programs.
<b>Objective:</b>	Implement specific measures to improve emergency response and mitigation efforts.
<b>POLICY:</b>	<b>YUMA COUNTY WILL SUPPORT THE IMPROVEMENT OF EMERGENCY SERVICES IN RURAL AREAS WHERE A LARGER NUMBER OF POPULATION POCKETS EXIST THROUGHOUT THE YUMA VALLEY</b>

***Yuma Valley Planning Area Citizen Advisory Group Report***  
**CAG Proposed Text Changes - Chapter 4D—Land Use Element**

**Issues:**

- Preservation and promotion of agricultural lands in the Yuma Valley.
- Need for more commercially designated areas for those properties fronting Highway 95.
- Widening of Highway 95 created small undevelopable lots too small for development and do not fall under the County guidelines.
- The Agriculture/Rural Preservation land use designation does not fit with the type of densities found in the Drysdale area.

**PROPOSED TEXT CHANGES TO ADDRESS ISSUES:**

- **PRESERVATION AND PROMOTION OF AGRICULTURAL LANDS AND ACTIVITIES IN THE YUMA VALLEY.**
- **DESIGNATE COMMERCIAL LAND USE DESIGNATIONS FOR PROPERTIES FRONTING HIGHWAY 95 IN THE GADSDEN AREA.**
- **CREATE REGULATORY FLEXIBILITY IN DEVELOPING ON PRE-ORDINANCE SUB-STANDARD LOTS IN THE GADSDEN AREA ALONG HIGHWAY 95.**
- **REVIEW EXISTING DENSITIES IN THE DRYSDALE AREA AND DESIGNATE APPROPRIATE LAND USE DESIGNATIONS WHICH ARE EXISTING USES AND DENSITIES.**

*Yuma Valley Planning Area Citizen Advisory Group Report*  
**CAG Proposed Text Changes - Chapter 5—Open Space & Recreational Resources**

**Issues:**

- Hunter's Hole and other sensitive areas along the Colorado River are not designated appropriately.
- Lack of green areas (parks) in the Yuma Valley, specifically in the Drysdale Area.

**PROPOSED TEXT CHANGES TO ADDRESS ISSUES:**

- **DESIGNATE AN OPEN SPACE & RECREATIONAL RESOURCES OR SENSITIVE AREAS & RESOURCE LANDS LAND USE DESIGNATION TO THE HUNTER'S HOLE AREA AS WELL AS ALL OTHER GOVERNMENT OWNED PROPERTY ALONG THE COLORADO RIVER.**
- **WORK WITH COMMUNITY LEADERS TO FACILITATE THE CREATION OF PARKS AND GREEN AREAS IN THE YUMA VALLEY.**

**Issues:**

- Lack of or insufficient public transportation routes..
- Various infrastructure inadequacies found throughout the Yuma Valley road transportation network.

**PROPOSED TEXT CHANGES TO ADDRESS ISSUES:**

- **MAINTENANCE OF STREETS IN GADSDEN.**
- **STREET LIGHTS ON COUNTY 12½ STREET & SOMERTON AVENUE.**
- **DUST (INHIBITOR) CONTROL FOR CANAL ROADS.**
- **IMPROVE AND MAINTAIN COUNTY 14<sup>TH</sup> AND COUNTY 15<sup>TH</sup> STREET BETWEEN AVENUE E AND AVENUE F.**
- **IMPROVE AND MAINTAIN SOMERTON AVENUE AND WALL LANE.**
- **CROSSWALKS IN GADSDEN (FOR SCHOOLS).**
- **IMPROVE LORENA STREET, 6TH AVENUE, AND COLLEGE STREET TO ALLEVIATE FLOODING.**
- **IMPROVE COUNTY 12¾ STREET, COUNTY 12½ STREET AND DRYSDALE LANE.**
- **RESTRICT ACCESS TO CANAL ROADS IN THE GASDSEN AREA.**
- **BLOCKED ROAD IN DRYSDALE LANE AREA AND COUNTY 12½ STREET.**
- **MORE YCAT AND PARK AND RIDE STOPS IN GADSDEN.**

***Yuma Valley Planning Area Citizen Advisory Group Report***  
**CAG Proposed Text Changes - Chapter 7– Environmental Element**

**Issues:**

- Dust Control
- Community clean up days..
- Tire burning.

**PROPOSED TEXT CHANGES TO ADDRESS ISSUES:**

- **DUST (INHIBITOR) CONTROL FOR PRIMITIVE AND CANAL ROADS.**
- **THROUGH GRANT FUNDING, YUMA COUNTY WILL CREATE A COMMUNITY CLEAN-UP PROGRAM IN THE YUMA VALLEY PLANNING AREA .**
- **YUMA COUNTY SHALL WORK IN CONJUNCTION WITH ADEQ TO MONITOR, MAINTAIN AND ENFORCE PENALTIES TO THOSE INDIVIDUALS THAT BURN TIRES WITHOUT NECESSARY PERMITS.**

*Yuma Valley Planning Area Citizen Advisory Group Report*  
**CAG Proposed Text Changes - Chapter 7A—Water Resources**

**Issues:**

- The quality of drinking water, particularly in regards to high mineral content, needs to be addressed.
- The lack of any centralized sewage treatment facilities and dependency on individual septic tanks could contaminate the groundwater.

**PROPOSED TEXT CHANGES TO ADDRESS ISSUES:**

- **YUMA COUNT WILL SEEK GRANT FUNDING TO ENABLE THE CONSTRUCTION OF COMMUNITY WATER SYSTEMS THAT COULD BE TREATED FOR HUMAN CONSUMPTION.**
- **YUMA COUNTY WILL SEEK GRANT FUNDING TO ENABLE THE CONSTRUCTION OF CENTRALIZED SEWAGE TREATMENT FACILITIES FOR AREAS THAT ARE HIGH DENSITY POPULATIONS AND ARE DEPENDENT ON INDIVIDUAL WATER WELLS.**

***Yuma Valley Planning Area Citizen Advisory Group Report***  
**CAG Proposed Text Changes - Chapter 7B—Safety Element**

**Issues:**

- Drysdale Lane CAG members expressed safety concern and would like to see more support from the Sherriff's office

**PROPOSED TEXT CHANGES TO ADDRESS ISSUES:**

- **YUMA COUNTY WILL SUPPORT THE IMPROVEMENT OF SAFETY AND EMERGENCY SERVICES IN RURAL AREAS WHERE A LARGE NUMBER OF POPULATION POCKETS EXIST.**

**Appendix A**  
**January 14, 2009**  
**Community Meeting**





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## **Yuma Valley Sub-regional Planning Area Community Meeting Agenda**

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DATE: Wednesday, January 14, 2009  
TIME: 5:30 P.M.  
PLACE: Gadsden Elementary School Cafeteria, 18745 S. Gadsden Street, Gadsden, Arizona.

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STAFF: Development Services - Long Range Planning  
Paul Melcher, Planning Director  
Andrew Fangman Planner III  
Fernando Villegas, Planner II  
Juan Leal Rubio, Planner II  
Angelica Gomez, Office Specialist II

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- 1. Welcome and Introductions.**
- 2. Process Overview.**
- 3. Presentation – Yuma Valley Planning Area Background and Findings.**  
  
<http://www.co.yuma.az.us/dds/studies.htm>
- 4. Breakout Sessions:**  
    **Land Use**  
    **Transportation/Infrastructure**  
    **Community Facilities**
- 5. Presentation Summaries for Breakout Session Findings:** Presentation to the entire group
- 6. Issues Prioritization.** - Dots Voting for Top Priorities
- 7. Wrap Up.**
- 8. Adjourn.**

## ***Yuma Valley Planning Area Citizen Advisory Group Report***

### **Appendix A**

Yuma Valley Sub-regional Planning Area Community Meeting  
Gadsden Elementary School  
January 14, 2009

Staff members present were Andrew Fangman, Planner III; Juan Leal Rubio, Planner II; Fernando Villegas, Planner II; Nancy Ngai, Community Planning Coordinator; Karen Hoffman, Deputy Zoning Inspector; Angelica Gomez, Office Specialist II; and Supervisor Antonio “Tony” Reyes was also present.

The meeting was held at the Gadsden Elementary School Cafeteria, 18745 South Gadsden Street, Gadsden, AZ.

**Andrew Fangman**, Planner III, Long Range Planning Section, welcomed the public, introduced staff and provided a few housekeeping items. Mr. Fangman stated this Community Meeting was to discuss any changes requested by residents for the update of the 2010 Comprehensive Plan (plan) and gave a brief explanation on the topics that were to be discussed. He informed the residents that a Citizen Advisory Group (CAG) would be formed to review issues, objectives and any recommendations that the residents might suggest. Mr. Fangman said it would then be reviewed by the Board of Supervisors.

**Juan Leal Rubio**, Planner II, gave a brief presentation on the Yuma Valley Planning Area Background Study. Mr. Leal Rubio indicated this meeting was the start of a process that would lead into the updating of the plan, to better reflect the needs and demands of the Yuma Valley Planning Area. Mr. Leal Rubio stated it was required by law to have a 2010 Comprehensive Plan which would provide guidelines for future development in the area. He informed the residents that staff would identify issues regarding community facilities, land use and transportation. Mr. Leal Rubio asked the residents to be part of the CAG group who will meet within a month to discuss any topics of concern that may come up during tonight’s meeting. He asked the residents if there were any comments or questions.

**Louie Gradias**, P.O. Box 36, Gadsden, questioned if staff had any information on the proposed railroad coming through Gadsden.

**Mr. Leal Rubio** stated staff does not have any information on the mentioned project.

**Mr. Fangman** stated Union Pacific did not follow through with the railroad expansion project and therefore staff has no new information regarding this project.

A resident indicated that County 12½ Street was not shown on the map.

**Mr. Leal Rubio** stated County 12½ Street was not in the boundary of the Yuma Valley Area, but was part of the Joint Land Use Plan. He indicated staff was only concentrating on properties within the boundaries of the planning area.

**Mr. Gradias** read a couple of concerns to staff that the residents had in this area.

**Mr. Fangman** suggested these topics be brought up at each table when they break out into sessions.

The attendees broke out into three areas to write down their concerns regarding land use, transportation & community facilities.

**Mr. Leal Rubio** thanked the residents for their participation and informed them of the comment cards located at the sign-up table.

Meeting adjourned at 7:01p.m.

**Appendix B**  
**March 4, 2009**  
**Meeting**



## **Citizen Advisory Group Meeting #1**

**Yuma Valley Sub-regional Planning Area  
Aldrich Hall, Yuma, Arizona**

**March 4, 2009, 5:30 PM**

### **Agenda**

- 1. Call to Order**
- 2. Introductions**
- 3. Overview of the Citizen Advisory Group process**
- 4. Review of proposed changes to Chapter 3 – Goals, Objectives, and Policies**  
*Review of a table containing all comments relating to Chapter 3 gathered at the community meeting, showing how Chapter 3 could be modified to address the comments.*
- 5. Discussion on any other issues related to Chapter 3 that the CAG wishes to address**
- 6. Discussion of and setting of future CAG meeting dates**

***Yuma Valley Planning Area Citizen Advisory Group Report***  
**Appendix B**

YUMA COUNTY CITIZENS ADVISORY GROUP MEETING  
REGULAR MEETING NOTES  
March 4, 2009

Staff members present were Andrew Fangman, Planner III; Juan Leal Rubio, Planner II; Fernando Villegas, Planner II; Yolanda Galindo, Grants Administrator; and Angelica Gomez, Office Specialist II. Supervisor Antonio “Tony” Reyes was also present at the meeting.

The meeting was held at the Department of Development Services in Yuma, AZ.

**Juan Leal Rubio**, Planner II, introduced staff and welcomed the Citizen Advisory Group (CAG) members to the meeting. Mr. Leal Rubio gave a brief overview of the CAG process and the Growing Smarter Act. He said the CAG process would end with the initiating of the update of the 2020 Comprehensive Plan (plan) and could take up to three to eight months to be finalized. Mr. Leal Rubio reviewed the comments received at the annual meeting and read staff’s proposed changes for the Goals, Objectives and Policies of Chapter 3.

**Louie Gradias**, P.O. Box 38, Gadsden, said the County was taking away jobs by removing agriculture land. Mr. Gradias stated he would rather see homes built on the Mesa because of the high water table in Gadsden.

**Mr. Leal Rubio** asked the members if they agreed with keeping agriculture lands in the Yuma Valley area. The members agreed.

**Gerry Ramirez**, 4433 West 17<sup>th</sup> Place, Yuma, stated the only problem was that homes were being built to close to agriculture lands and then residents were harmed by fertilizers.

**Andrew Fangman**, Planner III, read the definition of Goal, Objective and Policy for the members.

**Mr. Leal Rubio** read the newly created policy to the members.

**Mr. Fangman** stated this policy does not apply to farming acres and noted that at least five acres are needed to be considered as agriculture land.

The members agreed with the new policy developed by Mr. Leal Rubio.

**Supervisor Reyes** said the residents need to have a clear idea of the agriculture areas near them. He noted Wall Lane and Orange Grove were areas that have been developed and possibly need more space to grow.

A resident from Drysdale Lane, Yuma, stated more infrastructure was needed in this area.

**Mr. Fangman** questioned if the residents of Gadsden would like to see more commercial on Hwy 95.

**Louie Gradias, Jr., P.O. Box 6062, Yuma**, stated residents would like to see more commercial activity along Hwy. 95, but noted some lots were too small for development and do not fall under the County guidelines.

**Mr. Ramirez** stated some of the lots were only 3,750 square feet.

**Mr. Fangman** stated staff could create an overlay which could help alleviate the problem.

**Mr. Leal Rubio** stated staff could develop a policy which would promote changes through the Zoning Ordinance to allow legal non-conforming substandard lots to be developed.

**Mr. Gradias Jr.** said there were some types of commercial buildings that could fit these smaller lots.

**Mr. Fangman** noted this issue would be discussed at the next meeting.

**Mr. Leal Rubio** read the Goals, Objectives and Policies relating to the Hunter’s Hole project.

## ***Yuma Valley Planning Area Citizen Advisory Group Report***

### **Appendix B**

**Mr. Gradias** stated Hunter's Hole was not accessible due to the wall built near the canal.

**Mr. Leal Rubio** read the next set of comments and policies relating to transportation.

**Mr. Gradias** said certain streets in Gadsden did not have access to a drainage system and needed maintenance. He asked if there were any funds available for these improvements.

A resident from Drysdale asked how they could help build roads.

**Mr. Gradias** stated that an improvement district needed to be formed in their area.

**Yolanda Galindo, Grants Administrator**, gave a brief explanation on funds received from State and Federal agencies. Ms. Galindo noted any funds requested by any community would need to be addressed in the plan.

**Mr. Leal Rubio** read the Goals, Objectives and Policies for the last set of comments.

**Mr. Gradias** stated he would be contacting the Water Infrastructure and Finance Authority (WIFA) regarding water quality and improvements for Gadsden.

**Mr. Fangman** noted the chapter on water and sewer in the plan would be discussed in the third meeting.

**Mr. Leal Rubio** read the next comment relating to emergency services.

A resident of County 12<sup>th</sup> Street stated more law enforcement was needed in this area because vehicles ignored school buses and speed limits.

**Mr. Leal Rubio** indicated he would create a policy to alleviate this problem. There were no more questions or concerns from the residents. He noted the next meeting would be scheduled in six weeks.

Meeting adjourned at 7:15p.m.

# **Appendix C**

## **April 29, 2009**

### **Meeting**



## **Citizen Advisory Group Meeting #2**

**Yuma Valley Sub-regional Planning Area  
Aldrich Hall, Yuma, Arizona**

**April 29th, 2009, 5:30 PM**

### **Agenda**

- 1. Call to Order**
- 2. Introductions**
- 3. Review of additional changes to Chapter 3—Goals, Objective & Policies related to the Yuma Valley Planning Sub-regional Planning Area.**
- 4. Work session on potential changes to Chapter 4D—Land Use Element, Yuma Planning Area**
- 5. Drawing session for specific changes to the Land Use Map**
- 6. Drawing session for specific changes to the Zoning map in the—Yuma Planning Area.**
- 7. Discussion and workshop on Chapter 6 – Circulation Element**  
*Workshop in which the CAG will identify desired transportation improvements*
- 8. Discussion of and setting of future C.A.G. meeting date**
- 9. Next Meeting: T.B.A.**

*Review of Chapter 5 – Open Space & Recreational Resources, Chapter 7 – Environmental Element,  
Chapter - 7A Water Resources, and Chapter - 7B Safety Element*



***Yuma Valley Planning Area Citizen Advisory Group Report***  
**Appendix C**

YUMA COUNTY CITIZENS ADVISORY GROUP MEETING  
REGULAR MEETING NOTES  
April 29, 2009

Staff members present were Andrew Fangman, Planner III; Juan Leal Rubio, Planner II; Yolanda Galindo, Grants Administrator; and Angelica Gomez, Office Specialist II.

The meeting was held at the Department of Development Services in Yuma, AZ.

**Juan Leal Rubio**, Planner II, introduced staff and welcomed the Citizen Advisory Group (CAG) members to the meeting. Mr. Leal Rubio started off reviewing the additional changes made to Chapter 3 of the Yuma Valley Planning Area. The changes were: Yuma County will support the adoption of ordinances and regulations to address legal

non-conforming commercial lots in the Gadsden area; Yuma County will work with local area transit systems to develop new routes addressing the transportation needs of residents; Yuma County will work with residents to identify and support the application for grants in concentrated population pockets, like Drysdale and the Wall Lane areas; and Yuma County will support the improvements of emergency services where a larger number of population pockets exists in Yuma Valley. The members agreed with the changes recommended by staff.

The members questioned when these improvements would be seen in the Yuma Valley Area.

**Mr. Leal Rubio** stated staff was working to update the 2010 Comprehensive Plan for several areas and noted this document would help guide the growth in Yuma County.

**Mr. Leal Rubio** continued with the Land Use Element of Chapter 4D and gave a brief explanation of the changes made to this Chapter. The members agreed to the changes.

**Mr. Leal Rubio** continued with the drawing session for changes to the Land Use Map and Zoning map in the Yuma Planning Area. He asked the members what changes they would like to see in the Gadsden area.

**Gerry Ramirez**, 4433 West 17<sup>th</sup> Place, Yuma, stated he would like to see more commercial properties along Hwy. 95. He indicated that lots were too small and cannot be used for commercial businesses due to certain building regulations. The members agreed for more commercial properties in the Gadsden area.

**Mr. Leal Rubio** asked the members what type of densities they would like to see in this area. He indicated there were certain areas designated as agriculture. He gave a brief explanation on the densities that exist and stated they have been working well with the area. The members agreed to leave these densities as is.

**Mr. Leal Rubio** went over the Drysdale Lane area and explained what designations would best fit the area. He explained that the Drysdale area was designated as agriculture use but was being used as residential. He noted the majority of parcels were from 1 to 2 acres in size. Mr. Leal Rubio asked the members what type of densities they would like to see in this area. The members stated they would like to see parcels no less than 1 acre.

**Mr. Leal Rubio** continued with the Circulation Element of Chapter 6. He asked the members if they would like to see routes for public transportation in the Yuma Valley Area. The members stated they would like to see a YCAT stop at County 12½.

**Mr. Ramirez** asked if the County had a maintenance program that could help clean areas where there was a lot of debris.

**Yolanda Galindo**, Grants Administrator, stated she has been in projects where they have organized clean ups in the past. She noted the County only maintained streets and does not clean up properties or alleys. She indicated that the residents need to petition for a clean up in their area. Ms. Galindo asked Mr. Ramirez to contact Mike Smith at the Public Works Department for more information on clean ups.

***Yuma Valley Planning Area Citizen Advisory Group Report***  
**Appendix C**

**Mr. Leal Rubio** stated staff would be discussing the Recreation and Open Space Elements at the next meeting. He noted staff would be focused on the Colorado River for recreation areas and Hunter's Hole. Mr. Leal Rubio noted the next meeting would be set for the end of May.

Meeting adjourned at 7:15p.m.

# **Appendix D**

## **June 24, 2009**

### **Meeting**



## **Citizen Advisory Group Meeting #3**

**Yuma Valley Sub-regional Planning Area**  
**Aldrich Hall, Yuma, Arizona**

**June 24th, 2009, 5:30 PM**

### **Agenda**

- 1. Call to Order**
- 2. Introductions and Overview**
- 3. Hunters Hole Project Presentation by City of Yuma Staff**
- 4. Discussion on Chapter 5 – Open Space & Recreational Resources**  
*An opportunity for CAG members to discuss any changes that they wish to see to Chapter 5*
- 5. Discussion on Chapter 7 – Environmental Element**  
*An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7*
- 6. Discussion on Chapter - 7A Water Resources**  
*An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7A*
- 7. Discussion on Chapter - 7B Safety Element**  
*An opportunity for CAG members to discuss any changes that they wish to see to Chapter 7B*
- 8. Discussion on the next of the Citizen Advisory Group process**

***Yuma Valley Planning Area Citizen Advisory Group Report***  
**Appendix D**

YUMA COUNTY CITIZENS ADVISORY GROUP MEETING  
REGULAR MEETING NOTES  
June 24, 2009

County Staff members present were Juan Leal Rubio, Planner II; and Angelica Gomez, Office Specialist II. City of Yuma Staff members present were Noah Cullis, Kevin Eatherly and Javier Morales. Sharon Williams, Planning Director of the City of San Luis was also present.

The meeting was held at the Yuma County Department of Development Services in Yuma, AZ.

**Juan Leal Rubio**, Planner II, introduced staff and welcomed the Citizen Advisory Group (CAG) members to the meeting. Mr. Leal Rubio went over a few housekeeping items and informed the members there would be a short presentation on the Hunters Hole project by City of Yuma staff. He informed the members they would be reviewing Chapters 5, 7, 7A and 7B of the 2010 Comprehensive Plan (Plan).

**Kevin Eatherly**, Project Manager for the Yuma Crossing National Heritage Area, gave a brief presentation on the Hunters Hole project. Mr. Leal Rubio informed the members that this project was related to the Yuma Valley area. There were no questions from the members.

**Mr. Leal Rubio** continued with the Open Space & Recreational Resources Element of Chapter 5. He informed the members that a survey was done when the Plan was originally created and 70 percent of the residents agreed that more land should be designated as Open Space Recreation in the Yuma Valley. He noted that Hunters Hole was designated as Rural Density Residential and should be changed to Open Space.

**Sharon Williams**, City of San Luis, asked if the Hunters Hole project was owned by the Federal Government.

**Mr. Leal Rubio** stated it was under the Bureau of Land Management. He asked the members if they agreed to change this area to Open Space.

The members agreed the area should be designated as Open Space on the map.

**Nena Garcia**, P.O. Box 2084, Gadsden, asked how does staff determine the priority of each topic.

**Mr. Leal Rubio** stated staff followed the guidelines of the Plan and its chapters.

**Ms. Garcia** stated the major concerns talked about at the annual meeting were living standards and drinking water. She indicated that her main concern was the roads.

**Mr. Leal Rubio** stated these issues were discussed in the Circulation Element at the previous meeting. He informed the members that the Plan was only a guide used to ensure there was orderly growth in the County. Mr. Leal Rubio noted staff was not addressing short term concerns or problems at this time.

**Lucy Shipp**, 2275 Chico Lane, Yuma, noted these items had already been discussed in the first and second meeting.

**Ms. Garcia** asked why roads weren't being built instead of building recreation areas.

**Mr. Leal Rubio** explained to the members the problems that exist with the Drysdale area. He informed the members that staff would try to organize a meeting between the County Engineer and planning staff in the next couple of weeks to discuss these issues with the members.

**Ms. Williams** stated Hunters Hole and any other federal lands along the river should be designated as Open Space Recreation or Sensitive Areas Resource Lands.

**Mr. Leal Rubio** explained to the members the changes that Ms. Williams was requesting. There were no more changes from the members.

## ***Yuma Valley Planning Area Citizen Advisory Group Report***

### **Appendix D**

A member asked if there were any recreational areas or parks close to the Drysdale area.

Mr. Leal Rubio stated there were no recreation areas and gave a brief explanation to the members of what the process would entail to develop this request. The members did not have any more questions or changes.

**Mr. Leal Rubio** continued with the Environmental Element of Chapter 7 and asked the members if there were any changes that needed to be addressed. There were no changes on the Environmental Element.

**Ms. Williams** noted the City of San Luis was in the process of forming an Inter Governmental Agreement with Somerton to provide ambulance services in these areas.

**Guadalupe Frausto**, 12580 Drysdale, Yuma, stated there were many problems when needing ambulance services. Mr. Leal Rubio stated these problems were due to the lack of planning in the Drysdale area.

**Mr. Leal Rubio** continued with the Water Resources Element of Chapter 7A and gave a brief explanation on the quality of the water in the area due to the high concentration of minerals found in the groundwater.

A member noted that the water quality in the Drysdale area was very poor.

**Francisco Sanchez**, 12632 Drysdale Lane, stated that any type of septic tank used could contaminate the water.

**Mr. Leal Rubio** stated the level of contaminants was minimal and tolerable.

**Elizabeth Sanchez**, 12632 Drysdale Lane, stated there was an issue with the burning of tires.

**Mr. Leal Rubio** noted there could be more control on illegal tire burning which affects the air quality and the residents of the area. He noted that Rural Metro could assist with these issues and problems. There were no more changes from the members.

**Mr. Leal Rubio** continued with the Safety Element of Chapter 7B and asked the members if they had any changes.

The members stated they were very concerned with the safety of the residents in the Drysdale area and would like to see more support from the Sheriff's office.

**Mr. Leal Rubio** stated that staff could identify on a map the different safety issues in the Yuma Valley and bring it to the next meeting. He noted some of these issues were liquefaction and earthquakes. There were no more comments from the members.

**Mr. Leal Rubio** gave a brief explanation on the new Housing Element that will be created for the new 2020 Comprehensive Plan. He noted that an inventory would be done on all existing homes in the County to help with this element.

Meeting adjourned at 7:45p.m.